

**CITY OF MONTEREY PARK
DESIGN REVIEW BOARD AGENDA**

REGULAR MEETING

**Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754**

**TUESDAY
MAY 19, 2015
7:00 PM**

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

CALL TO ORDER – Vice-Chair Allen Wong

ROLL CALL – Member Wally Tsui, Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen

ELECTIONS

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

ORAL AND WRITTEN COMMUNICATIONS

MINUTES – October 21, 2014

[1.] UNFINISHED BUSINESS

[2.] NEW BUSINESS

2-A. NEW 2-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED 3-CAR GARAGE – 339 ROCA WAY (DRB-15-12)

The applicant, Kamen Lai, on behalf of the property owner is requesting design review approval for the construction of a new 4,865 square foot 2-story single-family residential dwelling with an attached 3-car garage at 339 Roca Way in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

It is recommended that the Design Review Board consider taking the following actions:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-12), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

2-B. NEW WALL SIGN AND MONUMENT SIGN – 999 MONTEREY PASS ROAD (DRB-15-06)

The applicant, Robert May, on behalf of the property owner, is requesting design review approval for a new wall sign and monument sign at 999 Monterey Pass Road in the O-P (Office Professional) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-06), subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS

[4.] ITEMS FROM STAFF

ADJOURN:

To the next regularly scheduled meeting on June 2, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
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Design Review Board Staff Report

DATE: May 19, 2015

AGENDA ITEM NO: 2-A

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New 2-story single-family residential dwelling with an attached 3-car garage – 339 Roca Way (DRB-15-12).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-12), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Kamen Lai, on behalf of the property owner, is requesting design review approval for the construction of a new 4,865 square foot 2-story single-family residential dwelling with an attached 3-car garage. The property is located on the north side of Roca Way between Bradshaw Avenue and Grandridge Avenue. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

Site Analysis

To the north, south, east and west are single-family residential zoned properties with single-family residential dwelling units. The design and character of the surrounding residential dwellings consist of both the mid-century tract and contemporary architectural styles, consisting of single-story and two-story residential buildings with attached and detached garages built in the 1950's to present day. The subject and adjacent properties are on a hillside. The subject property is currently developed with a 1,355 square foot one-story single-family residential dwelling with an attached 2-car garage built in 1954.

Project Description

The applicant is proposing to demolish the existing one-story single-family residential dwelling with the attached 2-car garage and construct a 4,865 square foot 2-story single-family residential dwelling with an attached 668 square foot 3-car garage. The subject site has a total lot area of 15,800 square feet in size. The total living area will be 4,865 square feet. Based on the lot area of 15,800 square feet, the maximum living area that can be built is 35% or 5,530 square feet.

The R-1 zone allows for 2-stories with a maximum building height of 30 feet. The proposed dwelling will be 2-stories (28 feet) in height. The proposed 2-story residential dwelling meets the required 25 foot front (south) and 25 foot rear (north) yard setback areas, 5 foot side (east and west) setback areas for the first floor, and 10 foot side setback areas for the second floor.

According to the floor plans, the first floor will have a grand foyer, living and dining room, kitchen, family room, 2 bedrooms, 2 bathrooms, a powder room, library, laundry room, a front porch, a covered patio and a trellis patio, elevator, and an attached 3-car garage. The second floor will have 3 bedrooms with 3 bathrooms, and a covered deck. Single-family residential dwellings with 5 bedrooms or more and over 3,000 square feet of living area require 3 enclosed garage parking spaces. Based on the number of bedrooms and total living area, the 2-story residential dwelling will provide a 3-car garage. Access to the 3-car garage will be provided by a new 18-foot wide driveway that will take direct access from Roca Way. There are also additional open parked areas in front of the garage on the driveway for two additional open parking spaces.

Architecture

The proposed architectural style is a modern interpretation of a Mediterranean architectural style which will be consistent with existing contemporary and mid-century architectural styles of the surrounding residential dwellings. The proposed building elevations consist of a combination of smooth stucco walls painted an off-white color (La Habra Stucco, X-34 San Simeon Base 200, Santa Barbara Finish) with a decorative smooth finish precast concrete wainscot in a limestone color (Southeast Construction Products: Texas Limestone, Smooth finish). The precast concrete wainscot will be used as accent on the bottom portion of all the building elevations and on the bottom portions of the front porch columns. The first and second floor of the dwelling will have a hip roof system at varying heights. The roof will have brown color light weight roof tiles (Eagle Roofing: Capistrano, Albuquerque Blend, No. SCC 8830). The first and second floor roof eaves will have 2-inch by 6-inch wood fascias and decorative precast concrete under-eave wall brackets that will be painted in a dark brown color (Dunn Edwards, Black Walnut DE6063). The applicant is proposing to use anodized aluminum brown colored rain gutters. The windows will feature a combination of rectangular and arched windows with dark brown vinyl frames (Anderson Windows, Series 100: Dark Bronze). The windows will be recessed 2-inches and up to 4-inches to provide relief to the building elevations. The window, trims and sills will be a decorative smooth finish precast concrete in a limestone color (Southeast Construction Products: Texas

Limestone, Smooth finish) to match the wainscot. As part of the Mediterranean architectural design three of the front and two of the rear elevation windows will feature a dark brown canvas awning with stainless steel support rods in a dark color (Sunbrella Fabrics, Item No. 4621-0000, Color: True Brown). The decorative main entry door located on the east side elevation will be comprised of a double set of decorative dark bronze arched iron doors with an ornamental iron design and glass (Hubbard Iron Doors, Parisian Collection: Eyebrow Parisian, Finish: Dark Bronze). The garage doors will be a sectional decorative steel material that will feature a long panel with long solid top sections in a sandstone color (Clopay Garage Doors: Gallery Collection, Design: Long Panel, Top Section: Long Solid, Color Sandstone). The front (southeast) corner of the second floor will have a covered deck with a custom decorative metal railing system on the east side elevation that will be painted black. The rear (north) elevation will feature an attached solid cover patio and a wood trellis patio cover that has ornamental beams that will be painted in a dark brown color (Dunn Edwards, Black Walnut DE6063). The applicant is proposing to use a custom decorative metal railing system on the second floor of the front elevation and on the front porch entry gates that will be painted black. Decorative wall light fixtures will be incorporated into the design on the first floor of the dwelling that will have a vintage design (The great outdoors lighting, Model: Kent Place, Color Vintage Rust) to compliment the architectural design of the dwelling.

Furthermore, as part of the construction of the new 2-story residential dwelling the front, side and rear yards will feature a series of smooth stucco finish freestanding and retaining walls with precast concrete caps, decorative balustrade railing, and a decorative custom iron fencing with gates that will be painted black to match the railing system on the dwelling.

Landscaping

As part of the new construction of the 2-story residential dwelling, the property will include new landscaping. The proposed landscaping will consist of a mixture of trees, plants and groundcovers. The proposed trees will include a combination of 15-gallon up to 36-inch box size Queen Palm, Evergreen Pear, Crape Myrtle, Italian Cypress, Western Redbud, Maidenhair, and fruit trees. The proposed plants and groundcovers will include 5-gallon minimum size Rock Rose, Mock Orange, Lily of the Nile, Bearded Tongue, California Lilac, Iceberg Rose, Escallonia, Bush Anemone, daylily, Bermuda grass, English Lavender, Boxwood, New Zealand Flax, Scarlet Spreading Rose, and Giant Timber Bamboo. Staff believes that the proposed modern interpretation of a Mediterranean architectural style with the landscaped areas is in keeping with the residential character of the area.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff is recommending that additional drought tolerant plant species and a water efficient irrigation system be used within the front yard area to reduce water consumption and run-off. In addition staff has included a condition that requires the applicant/property owner to use more California

native and drought tolerant type plant species with a drip irrigation system within the front yard landscaped areas.

CONCLUSION:

Staff reviewed the application and believes the proposed 2-story single-family residential dwelling is appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a modern interpretation of a Mediterranean architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, elevation and landscape plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped April 30, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 4,865 square foot 2-story single-family residential dwelling with an attached 668 square foot 3-car garage and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. A revised landscaping and irrigation plan must be submitted as part of the plan check submission. The landscape and irrigation plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner. The plans must show how the hedges and plants will be a minimum of 5-gallon size and trees a minimum of 15-gallon size. The irrigation plan must show the use of a drip irrigation system within the landscape

planter areas. The drip irrigation system must be installed and operating prior to final inspection.

12. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.



Design Review Board Staff Report

DATE: May 19, 2015

AGENDA ITEM NO: 2-B

TO: Design Review Board

FROM: Michael A. Huntley, Community and Economic Development Director

BY: Harald Luna, Assistant Planner

SUBJECT: New Wall Sign and Monument Sign – 999 Monterey Pass Road (DRB-15-06).

RECOMMENDATION:

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-06), subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The applicant, Robert May, on behalf of the property owner, is requesting design review approval for a new wall sign and monument sign at 999 Monterey Pass Road. The subject property is located on the west side of Monterey Pass Road, between Davidson Drive and Vagabond Drive. The subject property is zoned O-P (Office Professional) and designated E/T (Employment/Technology) in the General Plan.

Site Analysis

The subject property is developed with a single-story industrial commercial building and related parking area to the front, side and rear area of the lot. The subject commercial space is currently occupied by an automobile body and paint shop "Service King Paint & Body, LLC."

The surrounding properties to the east, west and south consist of single-story industrial and multiple-story commercial office buildings. To the north are single-family residential properties. The design and character of the surrounding wall signs consist of individual channel letter non-illuminated wall signs that have a combination of both the modern letter alphabet and Chinese characters contained within one or two rows of text.

Project Description

Wall Sign:

The new primary wall sign will be installed on the front (east) facing elevation. The new primary wall sign will consist of combination individual internally-illuminated routed out "push thru" and raised backlit "halo" channel letters on an aluminum backer panel. The primary wall sign will consist of the service king logo followed by two rows of English text "**Service King** COLLISION REPAIR CENTER." The wall sign logo, strips and first row of text will be comprised of aluminum faces and 2 inch returns painted blue and red (PMS 287C Blue and PMS1797C red). The wall sign logo and first row of text will have a 1½ inch spacing to the backer panel and will have a 3/16 inch clear acrylic backing to allow for back illumination. The second row of text will be comprised of ¾ inch clear acrylic push thru letters with a black vinyl overlay. The height of the text will be a minimum of 4 inches and a maximum of 13 inches. The oval aluminum backing will be comprised of an aluminum face with ¾ inch returns that is painted yellow (PMS109C Yellow). The sign's internal illumination will be LED lighting in a white color (Agilight SignRayz Mini whites).

The primary wall sign logo and text will be 4 feet 4 inches high by 10 feet wide, for a total sign area of 43 square feet. The business has a front building elevation length of 102 feet, which allows for a maximum primary sign area of 102 square feet. The maximum height placement of a wall sign measured from the finished grade to the top of the sign is 15 feet. Due to the existing architectural roof projection design and windows on the front elevation of the building the sign will be placed at a maximum height of 15 feet between the two northern most windows. The sign placement location will allow for clear visibility of the sign from the public right-of-way and will help balance the overall architectural design of the building and landscaping on the property.

Monument Sign:

As part of the request the applicant is proposing to remove the existing monument sign and construct a new monument sign. The new monument sign will be constructed adjacent to the front property line and approximately 20 feet south of the main driveway and from the curb face within the existing landscaped area located adjacent to the front property line. The monument sign will face north and southbound traffic. The proposed sign will be double-faced, with individual internally-illuminated routed out "push thru" raised channel letters. The total height of the monument sign, including the base will be 7 feet tall. The total area of the monument sign will be 56 square feet. The property is permitted to construct a monument sign not to exceed 7 feet in height and 56 square feet in area per side. The oval sign cabinet will measure 4 feet 11 inches in height, 11 feet 7½ inches wide and 15 inches deep. The monument base will be 2 feet 1 inch tall, 8 feet 6 inches wide and 11¾ inch deep.

The sign will be comprised of a single oval aluminum panel painted yellow (.125 inch Aluminum PMS 109C Yellow) with the returns painted red (.080 inch aluminum PMS

1797C Red). The base panel will be an aluminum material painted in a white color (.080 inch Aluminum cladding; Sherwin Williams 6105 Divine White). The monument sign will consist of the company logo, followed by two lines of text that read "**Service King** COLLISION REPAIR CENTER" to identify the business name. The height of the text will be a minimum of 4 inches and a maximum of 16 inches. The sign logo, strips and the text will be comprised of ¾ inch acrylic faces with a vinyl overlay in a blue, red and black color (Arlon #25000-97 Bristol Blue, #2500-33 Red and #2500-22 Black).

Furthermore, the area around the monument sign, as conditioned, will include new landscaping. The landscaping will consist of a combination of plants that are a minimum size of 5 gallons and of a drought tolerant plant species.

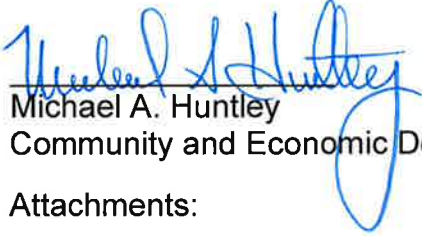
CONCLUSION:

Staff reviewed the application, conducted a site inspection of the property and believes the proposed wall sign and monument sign are appropriate for the site and compatible with the signs from the surrounding commercial uses, with the recommended conditions.

Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under Section 15311, Class 11(a) (Accessory Structures) for the installation of an on-premise sign.

Respectfully submitted,



Michael A. Huntley

Community and Economic Development Director

Attachments:

Exhibit A: Conditions of Approval

Exhibit B: Sign and site plan

Exhibit C: Existing site photographs

EXHIBIT A

Conditions of Approval

CONDITIONS OF APPROVAL:

1. All work performed must be in substantial conformance with plans date-stamped May 14, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new internally illuminated wall sign and monument sign and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. The new landscape planter area located around the monument sign must be planted with adequate groundcover with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices, subject to the review and approval of the Planner. A minimum of 5-gallon plants must be used. Groundcover must be used throughout the planter areas. Plants must be installed prior to final inspection approval.